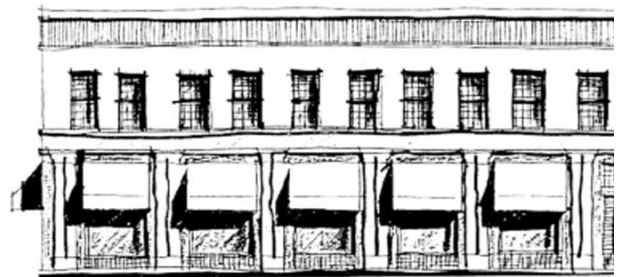
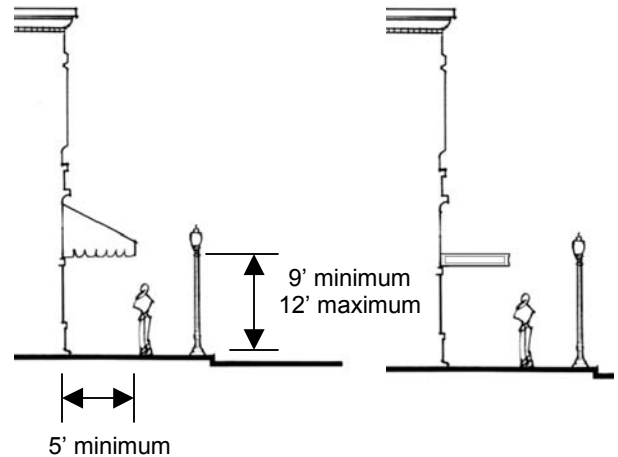


F. AWNINGS AND MARQUEES**Design Regulations:**

DR.F-1: Awnings and marquees are allowed on Building Types 1 and 2. The following standards apply to projecting awnings and marquees:

- Awnings and marquees may occur forward of the build-to-line
- Awnings and marquees shall project out from the façade by at least five feet. If necessary, this depth may be reduced to provide adequate room for street trees
- The lowest point on an awning or marquee shall be between 9 and 12 feet above the grade of the sidewalk or plaza
- Awnings and marquees shall not obscure views into storefront display windows or cover architectural expression lines or details
- The valance, or front face, of an awning shall not exceed 16 inches in height
- Awnings may have signs (see Section K: Commercial Signs). Awnings may be illuminated, but only from an exterior source



Multiple awnings are located within the structural bays of storefronts (Encouraged)

Design Guidelines:

DG.F-1: The awning covering should be made of canvas or fabric. High gloss plastic materials are discouraged.

DG.F-2: Marquees should be constructed of finished and painted wood (termite resistant), wrought iron, or other materials of similar durability, quality, and character that are approved by the City Architect (contract).

DG.F-3: Multiple awnings located above storefronts are encouraged rather than a single awning that covers all storefront openings on the building. All awnings on a building should have a consistent design, color, and placement pattern.

DG.F-4: Awnings should have basic and simple color patterns, such as one solid color or a vertical striping pattern with two colors.

DG.F-5: The height of the awning should not exceed the width of the awning.



Single awning overlapping the structural bays of storefronts (Discouraged)



G. BALCONIES**Design Regulations:**

DR.G-1: Balconies are allowed on all building types. The following standards apply to projecting balconies:

- On Building Types 1, 2, 3, and 4, balconies may occur forward of the build-to-line
- Balconies on mixed-use buildings that are intended to provide shade and shelter for pedestrians shall project out from the façade by at least five feet. If necessary, this depth may be reduced to provide adequate room for street trees. The depth of the balcony may also be reduced if an alternative method of providing shade and shelter is provided (such as an awning)
- The lowest point of the balcony, including diagonal braces, shall be at least 9 feet above the grade of the sidewalk or plaza
- Balconies may be open or covered with a roof or upper story balcony
- The spacing of supporting columns, piers, or posts on balconies shall not exceed their height

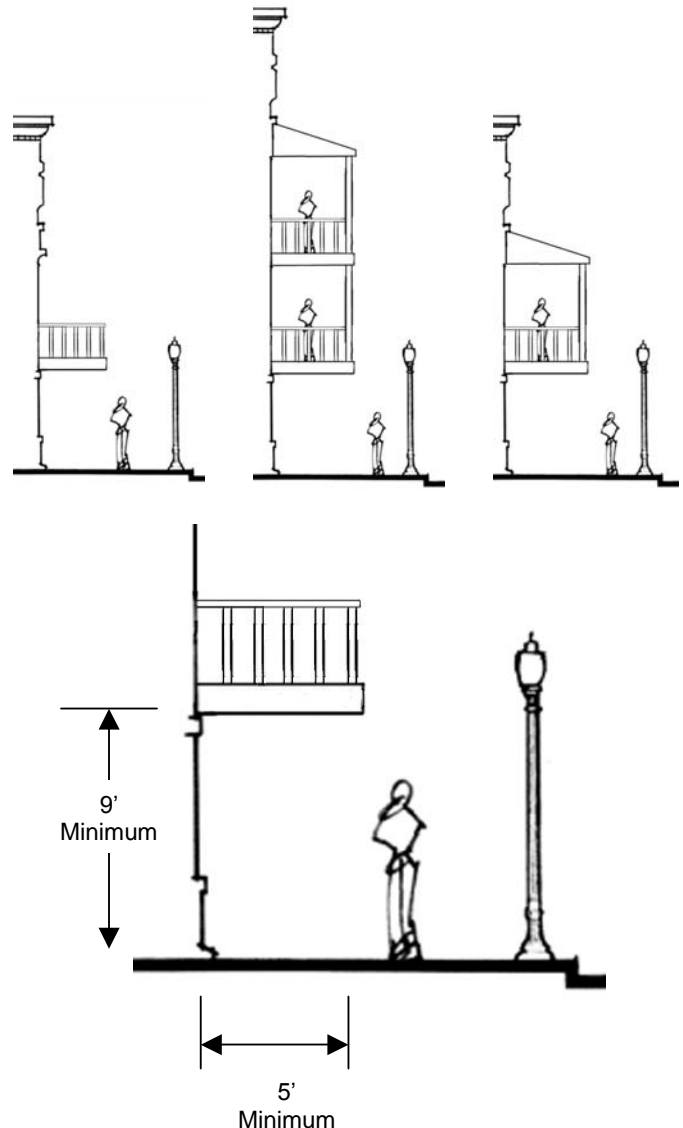
Design Guidelines:

DG.G-1: Balconies should be constructed of one of the following materials:

- Concrete masonry with plaster or stucco
- Wrought iron
- Wood trim
- Finished and painted wood and wood trim (termite resistant)
- Other materials of similar quality, durability, and character to those listed above and approved by the City Architect (contract).

DG.G-2: The sides of balconies should be designed with posts, railings, and balustrades rather than a solid wall plane.

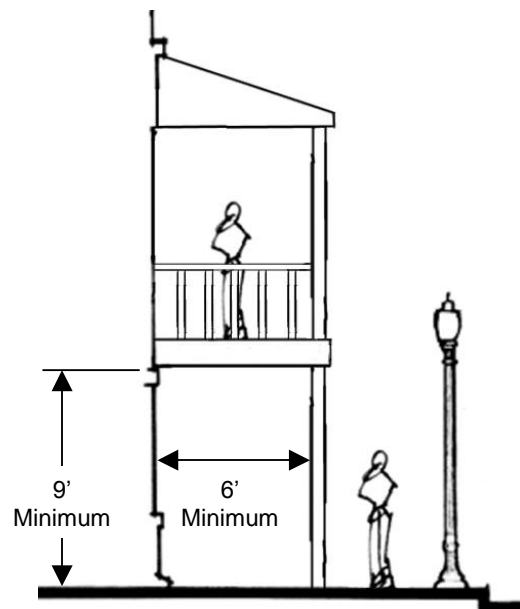
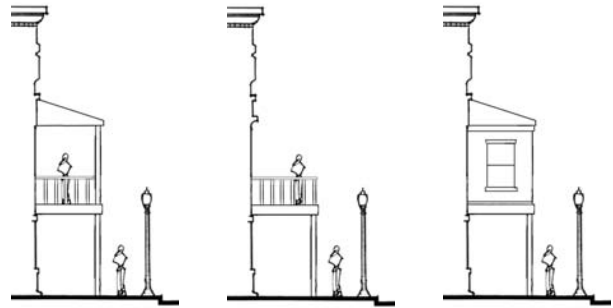
DG.G-3: The design of balconies, including railings, balustrades, posts, columns, details, and roof covering, should be compatible with the overall style and form of the building. The balcony should not have a tacked-on appearance or look like it was an addition or afterthought.



H. COLONNADES/ARCADES**Design Regulations:**

DR.H-1: Colonnades and arcades are allowed on Building Types 1 and 2. The following standards apply to projecting colonnades or arcades:

- At least six feet of space shall be provided between the front façade and the inside face of the supporting column of the colonnade/arcade
- Colonnades and arcades may occur forward of the build-to-line if there is adequate sidewalk width to accommodate the minimum width of the colonnade or arcade while still allowing adequate room for street trees. In addition, the colonnade or arcade shall not block access to public utilities
- The ceiling of the colonnade or arcade shall be at least nine feet above the grade of the sidewalk or plaza
- Colonnades and arcades may be covered with a roof, a balcony, or an enclosed habitable space
- The spacing of supporting columns, piers, or posts on colonnades or arcades shall not exceed their height



Design Guidelines:

DG.H-1: Colonnades and arcades should be constructed of one of the following materials:

- Granite rock or stone
- Granite slab or tile
- Brick
- Plaster or stucco
- Concrete masonry
- Wrought iron
- Finished and painted wood and wood trim
- Other materials of similar quality, durability, and character to those listed above and approved by the City Architect (contract)

DG.H-2: If used, colonnades or arcades should extend along the entire width of the building façade.

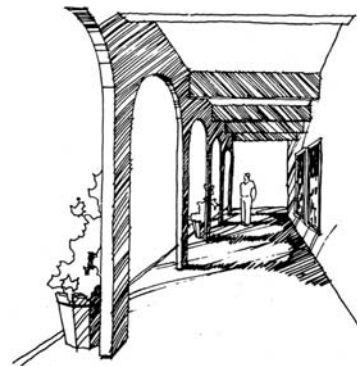
DG.H-3: For corner buildings, the colonnade or arcade may turn the corner and extend along the side façade.

DG.H-4: The design of the colonnade or arcade, including railings, balustrades, posts, columns, details, and roof covering, should be compatible with the overall style and form of the building. The colonnade/arcade should not have a tacked-on appearance or look like it was an addition or afterthought.

DG.H-5: Supporting columns and posts should be spaced and sized so that they do not block views of storefront windows from the street.

DG.H-6: Supporting columns and piers should look like they have the strength and mass necessary to support the roof, balcony, or habitable space above the colonnade/arcade.

DG.H-7: The sides of balconies above colonnaded/arcades should be designed with posts, railings, and balustrades rather than a solid wall plane.



These columns are much too thin.

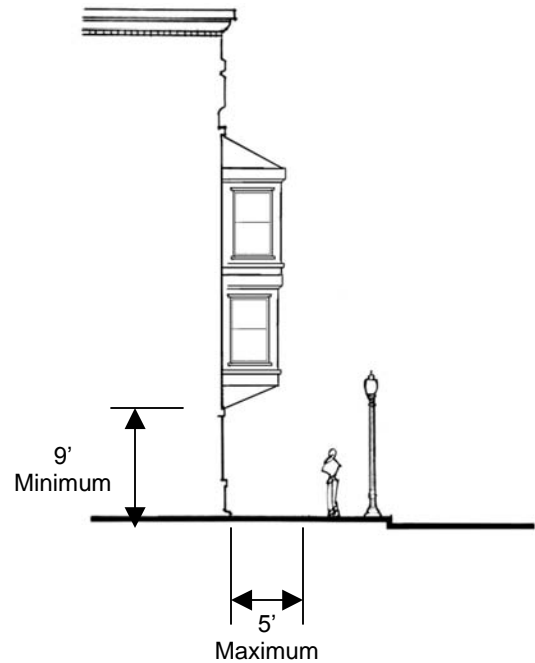


Columns with mass and integrity.

I. BAY WINDOWS**Design Regulations:**

DR.I-1: Bay windows are allowed on all building types. The following standards apply to projecting bay windows:

- Bay windows may occur forward of the build-to-line on Building Types 1, 2, 3 and 4
- Bay windows may project from the façade by up to five feet
- The maximum length of a bay window shall be eight feet
- For facades with multiple bay windows, at least four feet shall be provided between each bay window
- Windows shall be provided on all sides of the bay window. Windows shall have a vertical orientation and proportion
- For upper-story bay windows projecting over a sidewalk, pedestrian walkway, or plaza, the lowest point of the bay window, including diagonal braces, shall be at least nine feet above the grade of the sidewalk or plaza

**Design Guidelines**

DG.I-2: Bay windows should be constructed of one of the following materials:

- Granite rock or stone
- Granite slab or tile
- Brick
- Plaster or stucco
- Concrete masonry
- Wrought iron
- Finished and painted wood and wood trim
- Wood, aluminum, copper, steel, and vinyl clad wood frames for windows
- Other materials of similar quality, durability, and character to those listed above and approved by the City Architect (contract)

DG.I-2: The sides of bay windows should be angled.

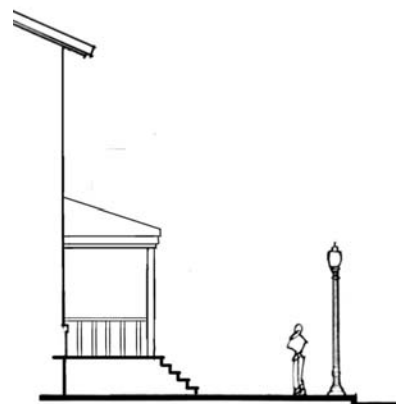
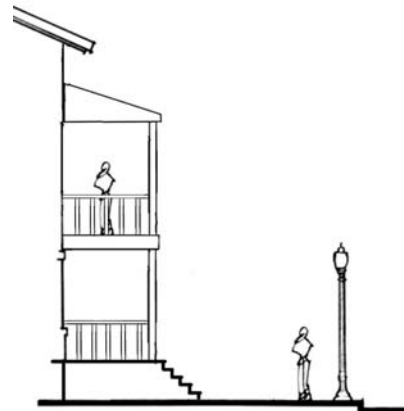
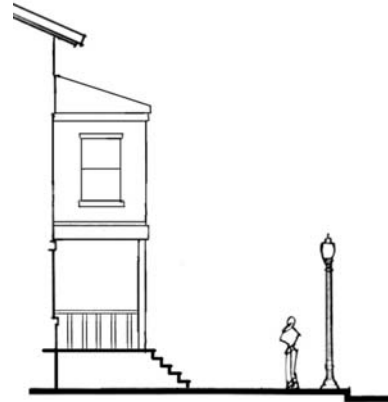


J. FRONT PORCHES/STOOPS**Design Regulations:**

DR.J-1: Porches are allowed on Building Types 3, 4, 5, and 6. They are also allowed on Type 1 Buildings in the Front Street Historic District. Stoops are allowed on Building Types 3, 4, 5, and 6.

The following standards apply to front porches and stoops:

- Front porches and stoops may occur forward of the build-to-line on Building Types 3 and 4, but in no circumstance shall they occur within or over the public right-of-way
- The ceiling above a front porch shall be at least 8 feet above the porch floor
- Front porches and stoops may be covered with a roof, a balcony, or an enclosed habitable space
- Front porches and stoops shall not be enclosed by permanent or temporary walls, windows, window screens, or plastic or fabric materials
- The spacing of supporting columns, piers, or posts on front porches and stoops shall not exceed their height



DR.J-2: The raised platform of the front porch (not including stairways) shall extend at least six feet from the facade. The width of the front porch shall be between 25 and 100 percent of the width of the façade.

DR.J-3: The raised platform of the stoop (not including stairways) shall be at least five feet wide and five feet deep.

Design Guidelines:

DG.J-1: Porches and stoops should be constructed of one of the following materials:

- Granite rock or stone
- Granite slab or tile
- Brick
- Concrete masonry with plaster or stucco
- Wrought iron
- Finished and painted wood and wood trim
- Other materials of similar quality, durability, and character to those listed above and approved by the City Architect (contract)

DG.J-2: The design of the front porch and stoop, including railings, balustrades, posts, columns, stairs, details, and roof covering, should be compatible with the overall style and form of the building. The front porch should not have a tacked-on appearance or look like it was an addition or afterthought.

